

069.0

0002

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

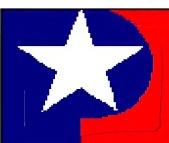
966,300 / 966,300

USE VALUE:

966,300 / 966,300

ASSESSED:

966,300 / 966,300


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City   |
|----|--------|-------------------------|
| 7  |        | FAIRVIEW AVE, ARLINGTON |

**OWNERSHIP**Unit #:

|          |                   |
|----------|-------------------|
| Owner 1: | ONOFRIO RICHARD & |
| Owner 2: | BARTEK HEATHER    |
| Owner 3: |                   |

Street 1: 7 FAIRVIEW AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: KULISH MELINDA W -

Owner 2: SODERGREN ROBERT -

Street 1: 7 FAIRVIEW AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 5,316 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1898, having primarily Clapboard Exterior and 2045 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 5316        |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 1.09 | 12    |            |           |        |   |        |   |        |   | 405,637         |           |   |           |        |      | 405,600   |       |

**IN PROCESS APPRAISAL SUMMARY**

| IN PROCESS APPRAISAL SUMMARY |  |  |  |  |  |  |  |  |  | Legal Description |  |  |  | User Acct           |  |
|------------------------------|--|--|--|--|--|--|--|--|--|-------------------|--|--|--|---------------------|--|
| 101                          |  |  |  |  |  |  |  |  |  |                   |  |  |  | 43802               |  |
| 5316.000                     |  |  |  |  |  |  |  |  |  |                   |  |  |  | GIS Ref             |  |
| 560,700                      |  |  |  |  |  |  |  |  |  |                   |  |  |  | GIS Ref             |  |
| 405,600                      |  |  |  |  |  |  |  |  |  |                   |  |  |  | Insp Date           |  |
| 966,300                      |  |  |  |  |  |  |  |  |  |                   |  |  |  | 10/23/18            |  |
| Total Card                   |  |  |  |  |  |  |  |  |  | Entered Lot Size  |  |  |  | 15898!              |  |
| 0.122                        |  |  |  |  |  |  |  |  |  |                   |  |  |  | Prior Id # 1: 43802 |  |
| 560,700                      |  |  |  |  |  |  |  |  |  |                   |  |  |  | Prior Id # 2:       |  |
| 405,600                      |  |  |  |  |  |  |  |  |  |                   |  |  |  | Prior Id # 3:       |  |
| 966,300                      |  |  |  |  |  |  |  |  |  |                   |  |  |  | Prior Id # 1:       |  |
| Total Parcel                 |  |  |  |  |  |  |  |  |  |                   |  |  |  | Prior Id # 2:       |  |
| 966,300                      |  |  |  |  |  |  |  |  |  |                   |  |  |  | Prior Id # 3:       |  |
| Total Land:                  |  |  |  |  |  |  |  |  |  |                   |  |  |  | ASR Map:            |  |
| Land Unit Type:              |  |  |  |  |  |  |  |  |  |                   |  |  |  | Fact Dist:          |  |
| Parcel ID                    |  |  |  |  |  |  |  |  |  |                   |  |  |  | Reval Dist:         |  |
| 069.0-0002-0002.0            |  |  |  |  |  |  |  |  |  |                   |  |  |  | Year:               |  |
| 5898!                        |  |  |  |  |  |  |  |  |  |                   |  |  |  | LandReason:         |  |
| 5898                         |  |  |  |  |  |  |  |  |  |                   |  |  |  | BldReason:          |  |
| 5898                         |  |  |  |  |  |  |  |  |  |                   |  |  |  | CivilDistrict:      |  |
| 5898                         |  |  |  |  |  |  |  |  |  |                   |  |  |  | Ratio:              |  |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020   | 101 | FV  | 560,900    | 0         | 5,316.    | 405,600    | 966,500     | 966,500       | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 423,600    | 0         | 5,316.    | 376,700    | 800,300     | 800,300       | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 423,600    | 0         | 5,316.    | 376,700    | 800,300     | 800,300       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 423,600    | 0         | 5,316.    | 330,300    | 753,900     | 753,900       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 423,600    | 0         | 5,316.    | 301,300    | 724,900     | 724,900       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 395,100    | 0         | 5,316.    | 266,600    | 661,700     | 661,700       | Year End Roll | 12/11/2014 |
| 2014   | 101 | FV  | 395,100    | 0         | 5,316.    | 252,100    | 647,200     | 647,200       | Year End Roll | 12/16/2013 |
| 2013   | 101 | FV  | 395,100    | 0         | 5,316.    | 239,900    | 635,000     | 635,000       |               | 12/13/2012 |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| KULISH MELINDA  | 62452-477 |      | 8/14/2013 |           | 761,000    | No | No  |       |       |
| LAMBERT DAVID W | 45662-101 |      | 7/21/2005 |           | 686,000    | No | No  |       |       |
| JACOBS DAVID/ET | 26589-161 |      | 8/16/1996 |           | 365,000    | No | No  | Y     |       |

**BUILDING PERMITS**

| Date       | Number | Descrip     | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name      |
|------------|--------|-------------|--------|-----|------------|----------|------------|---------|------|--------|----|-----------|
| 10/23/2018 |        | MEAS&NOTICE |        |     |            |          |            |         | BS   |        |    | Barbara S |
| 4/8/2009   |        | Measured    |        |     |            |          |            |         | 372  |        |    | PATRIOT   |
| 12/6/2005  |        | MLS         |        |     |            |          |            |         | MM   |        |    | Mary M    |
| 4/20/2000  |        | Inspected   |        |     |            |          |            |         | 270  |        |    | PATRIOT   |
| 10/6/1999  |        | Mailer Sent |        |     |            |          |            |         |      |        |    |           |
| 10/6/1999  |        | Measured    |        |     |            |          |            |         | 263  |        |    | PATRIOT   |
| 7/1/1988   |        |             |        |     |            |          |            |         | PM   |        |    | Peter M   |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Total AC/Ha: 0.12204

Total SF/SM: 5316

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 405,637

Spl Credit

Total: 405,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

